

Prepared for Chatham County
DRI #4253
1950 Benton Blvd. and 76 Highlands Blvd. LLC
October 29, 2024



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

Chatham County, Georgia

Brad Clement

clementb@thempc.org

912-651-1468

1.2 Applicant

1950 Benton Blvd. LLC/76 Highlands Blvd. LLC

darius.yaraghi@safavieh.com

516-945-1900

2.0 Project Description

2.1 Summary

DRI#4253 spans approximately 199.94 acres, with the Savannah MPC pursuing rezoning. The project consists of a mixed-use development that includes three proposed uses. The first would be two proposed industrial/warehouses totaling approximately 942,900-sqft. The second would be residential including approximately 25-acres for townhouses, 32-acres for small single-family housing, and approximately 24-acres for multifamily. Thirdly, there will be approximately 26.3-acres that will remain under the existing commercial use. Project includes road, water, and sewer extensions to access and serve the facilities. The parcels involved in this request for rezoning are [21016 02067](#) and [21016 01017](#).

3.0 Parcel Data

3.1 Size of Property

The property is approximately 199.94 acres.

3.2 General Location

The property is located off Jimmy Deloach Parkway and Highlands Boulevard in Chatham County, Georgia.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property is undeveloped. There are no built features.

4.3 Future Development Map Designation (Character Area)

The Character Area Map indicates that the project site is determined to be within the Commercial – Suburban and Residential – General character areas.

4.4 Zoning District

The existing zoning of the properties in Chatham County is PD (Planned Development). The proposed zoning is I-L (Light Industrial) and B-C (Community Business).

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Chatham County's Comprehensive Plan was adopted in 2021. The Future Land Use map designates the project area as mostly Commercial – Suburban and partially Residential – General. Therefore, the proposed rezoning and development (which includes Industrial) is somewhat inconsistent with the adopted local Comprehensive Plan.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims

to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed.*

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4253 is partially in a *Developing area*, as well as a *Developed area*. Therefore, the proposed rezoning and development of the project is consistent with the Regional Land Use Map.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources*: Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Rapid Development*: Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment*: Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4253, there are *Areas of Significant Natural Resources on the project site*. These areas are Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, a portion of the location of DRI #4253 is in a Corridor Area.

6.5 Wetlands

Wetlands and floodplains are within the parcel and may be impacted. Portions of the site lie within zones AE and X. The Green Infrastructure Map also indicates that a freshwater forested/shrub wetland is located within the project site.

6.6 Coastal Stormwater Supplement

Approximately 70% of the project site is expected to be impervious surface once the development is completed. The applicant stated that detention ponds are proposed for the project to address the stormwater runoff for the site. The site will be designed to meet the current requirements as required by the City of Savannah and Georgia EPD.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

County	2000	2010	2020	2030
Chatham	232,048	265,128	306,088	324,098

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 232,048 to 324,098 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. Chatham County's unemployment rate in was 4.0%¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$340,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$1,025,000. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and will not displace any existing uses.

In November of 2023, the Savannah Harbor-Interstate 16 Corridor Joint Development Authority (Savannah JDA) related the results of a Regional Workforce Study, stating the regional workforce will not be sufficient to fulfill the industrial labor supply come 2025. They are working on workforce development to address this shortage.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

¹ U.S. Census Bureau. (2022). Selected Economic Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DPO3*. Retrieved October 24, 2024, from <https://data.census.gov/table/ACSDP5Y2022.DPO3?t=Employment&g=050XX00US13051>.

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Commercial* Development.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Chatham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development is generally consistent with the Regional Comprehensive Plan and somewhat inconsistent with the adopted local Comprehensive Plan, as outlined in section 6 of this report. There is currently no part of the development site with an Industrial Land Use designation, however there is Industrial development nearby. Additionally, there is an existing residential area adjacent to the proposed Industrial portion of the site. At a minimum, Chatham County should ensure that there is sufficient buffering between the Residential and Industrial uses and ensure that the new development is compatible with the surrounding area.

Chatham County should also work to ensure that the existing infrastructure, such as water and sewer is sufficient for new development. The CRC also recommends all applicants review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the best practices for water management are being utilized in this development. Additionally, the CRC recommends a Traffic Impact Analysis, as this proposed development could significantly increase vehicular traffic in this area.

8.3 Public Comment

Public comment was received by 10/24/2024.

For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov.

CONCEPT PLAN – APPLICANT PROVIDED

Z:\2021\2021\2009\Landscapes Architecture\Illustrative Files\INDY\2021\2009 - C-17 Concept Illustrative

DEVELOPMENT SUMMARY

C-17

COMMERCIAL ±17.5 AC
TOWNHOMES ±25.0 AC

YIELD - 125 UNITS
DENSITY - 5.0 UNITS/AC

COTTAGE RESIDENTIAL ±32.0 AC

YIELD - 267 UNITS
DENSITY - 8.3 UNITS/AC

MULTIFAMILY ±24.0 AC

YIELD - 338 UNITS
DENSITY - 14.0 UNITS/AC

ALFA

COMMERCIAL ±33.2 AC
INDUSTRIAL ±88.3 AC

±950,000 TOTAL BUILDING SF

PROPOSED PEDESTRIAN
PATH CONNECTING
RESIDENTIAL TO SCHOOL

± 25.0 AC
TOWNHOMES
± 32.0 AC
COTTAGE
RESIDENTIAL
± 24.0 AC
MULTI-FAMILY

PROPOSED
AMENITY AREA

HIGHLANDS BLVD

± 4.0 AC
COMMERCIAL

± 4.0 AC
COMMERCIAL

± 4.8 AC
COMMERCIAL

± 13.5 AC
COMMERCIAL

I-95 OFF RAMP

± 532,900 SF

± 410,000 SF

± 24.4 AC
COMMERCIAL

JIMMY DELOACH PKWY

I-95 ON RAMP

BENTON BLVD



ALFA AND C-17 ILLUSTRATIVE CONCEPT PLAN SAVANNAH, GA

JULY 8, 2024



This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and proper description.



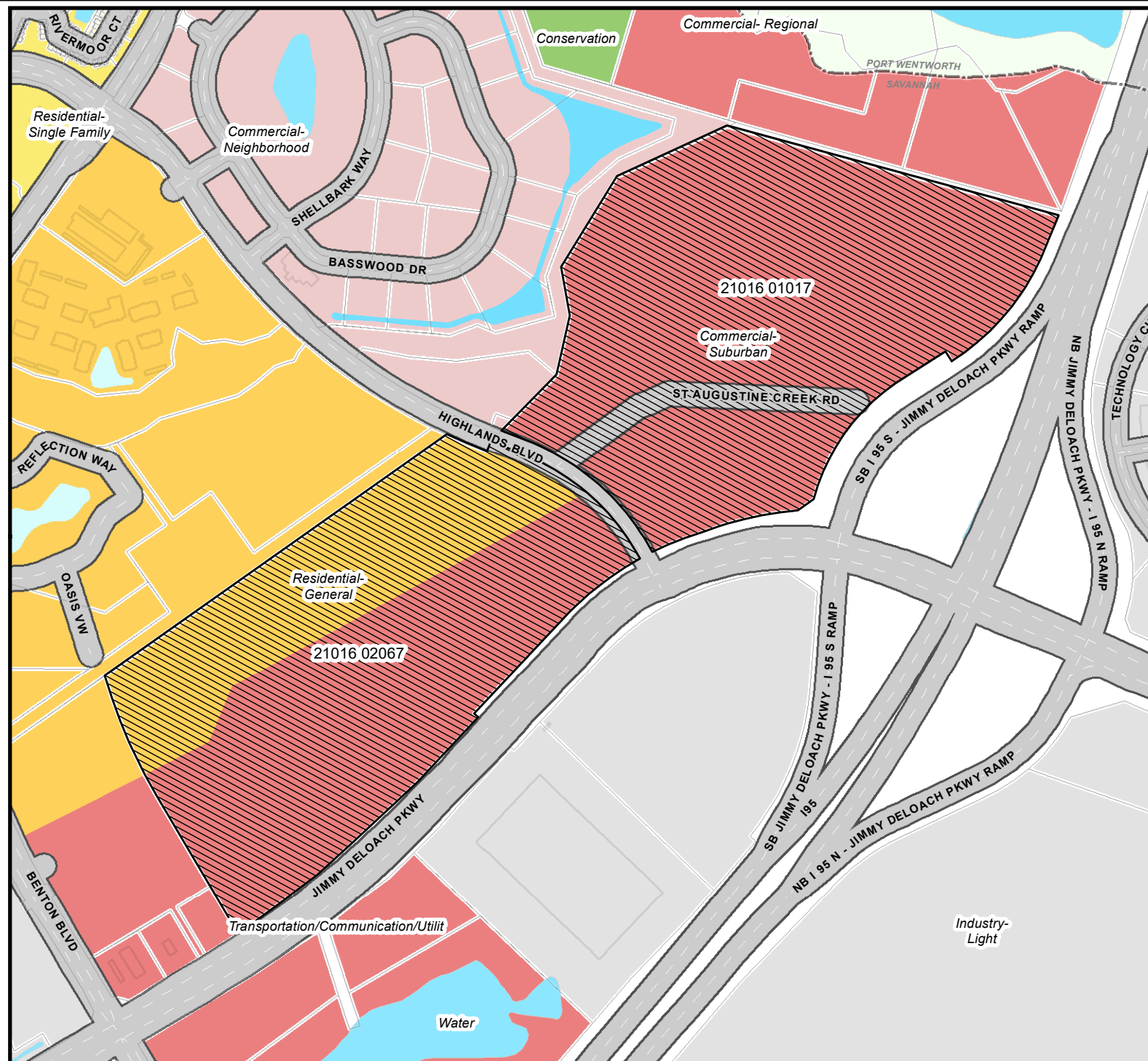
SCALE: 1" = 200'-0"

CHARACTER AREA MAP

FUTURE LAND USE

File: 24-002501-ZA / 24-002877-ZA
 Address: 1950 Benton Blvd &
 76 Highlands Blvd. Savannah, Ga
 Aldermanic District: 1 - Lanier
 Commission District: 8 - Adams
 Neighborhood: See Map
 Property ID: PIN: 21016 02067, 01017

* Newly annexed parcels may need
 Aldermanic District determination



- Open Water
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Residential- Single Family
- Residential- General
- Industry- Light
- Transportation/Communication/Utilit
- Conservation

Date: 5/23/2024



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

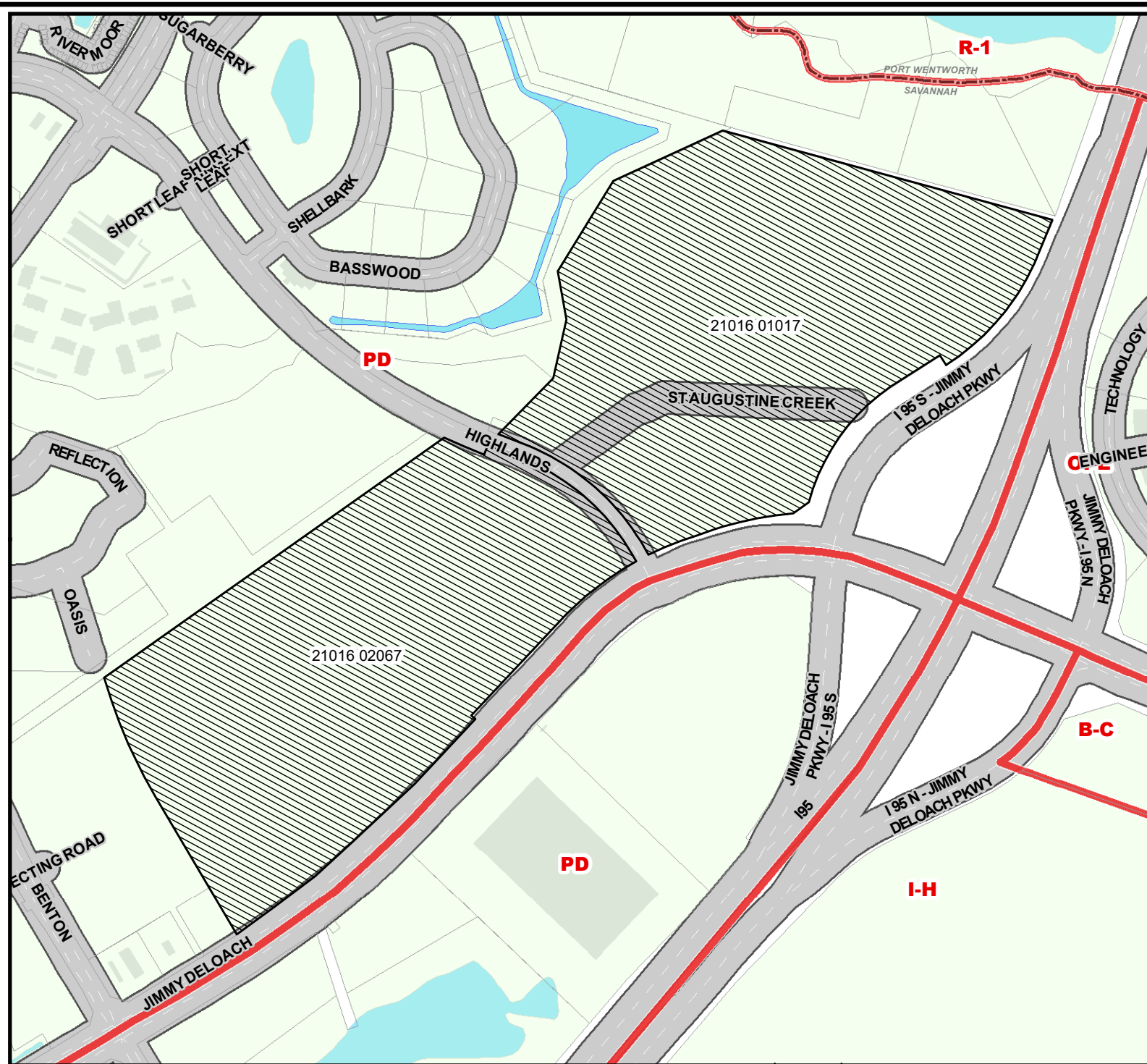
THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 800 feet

D

ZONING DISTRICTS MAP



ZONING MAP

WITH TAX PARCELS

File: 24-002501-ZA / 24-002877-ZA
 Address: 1950 Benton Blvd & 76 Highlands Blvd. Savannah, Ga
 Aldermanic District: 1 - Lanier
 Commission District: 8 - Adams
 Neighborhood: See Map
 Property ID: PIN: 21016 02067, 01017

* Newly annexed parcels may need Aldermanic District determination



ZONING

Date: 5/23/2024



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



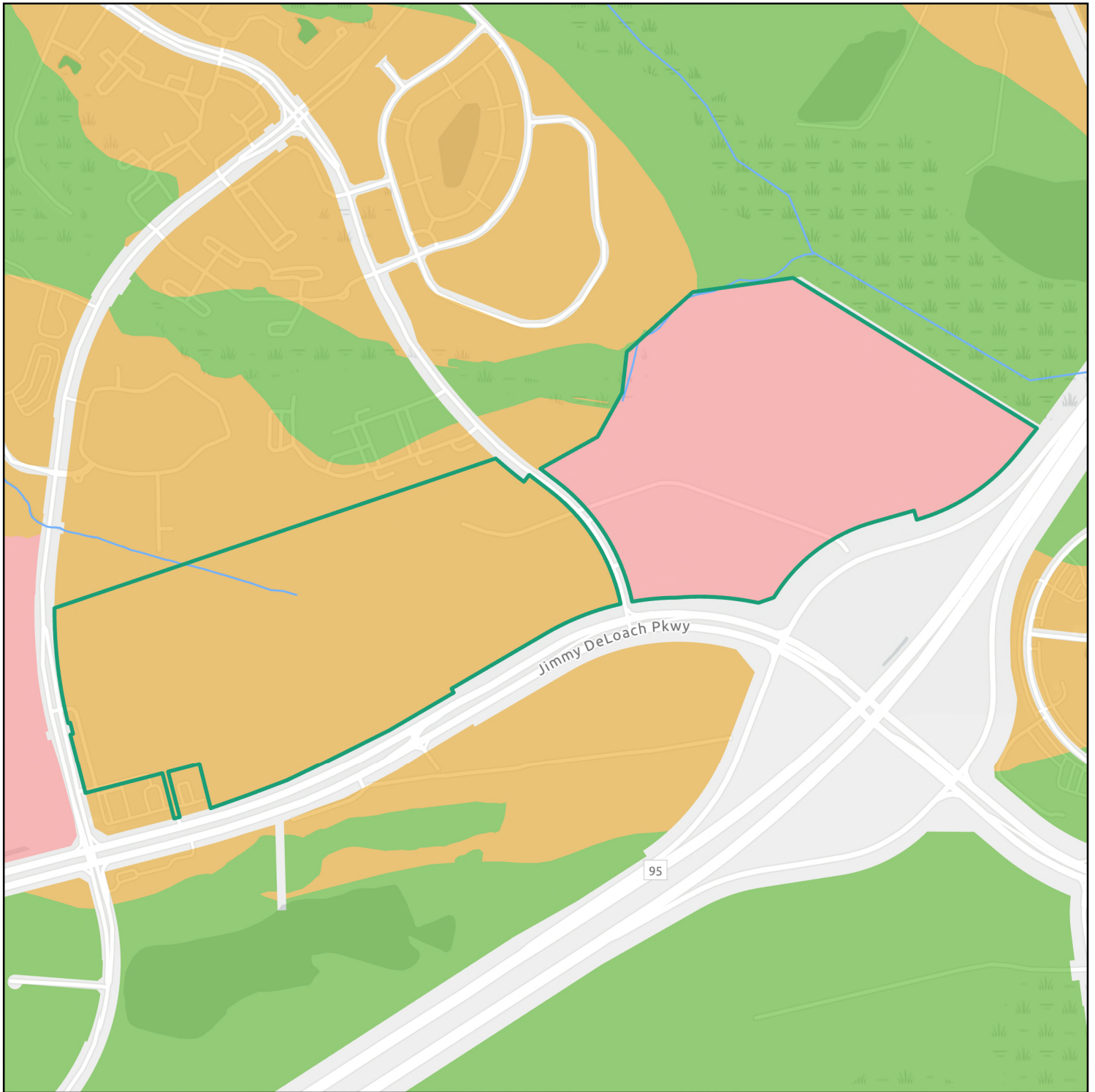
1 inch = 800 feet

REGIONAL IMPACT MAPS

DRI #4253 - 1950 Benton Blvd. and 76 Highlands Blvd. LLC

County: Chatham

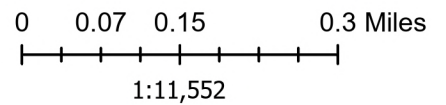
"Future Development Map"



Date Exported: 10/8/2024

Map Coordinates: 81.22293°W 32.16952°N

- Rivers
- Future Development
 - Developed
 - Developing
 - Rural



DRI #4253 - 1950 Benton Blvd. and 76 Highlands Blvd. LLC

County: Chatham

"ARSA Map"



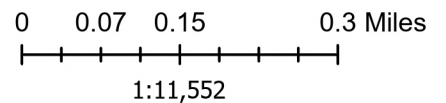
Date Exported: 10/8/2024

Map Coordinates: 81.22293°W 32.16952°N

- Rivers
- Areas Requiring Special Attention (Preferred Use, Updated Annually)
- Areas Requiring Special Attention
- Areas in Need of Redevelopment

- Areas of Rapid Development
- Areas of Significant Infill
- Areas in Need of Infrastructure
- Areas of Significant Natural Resources

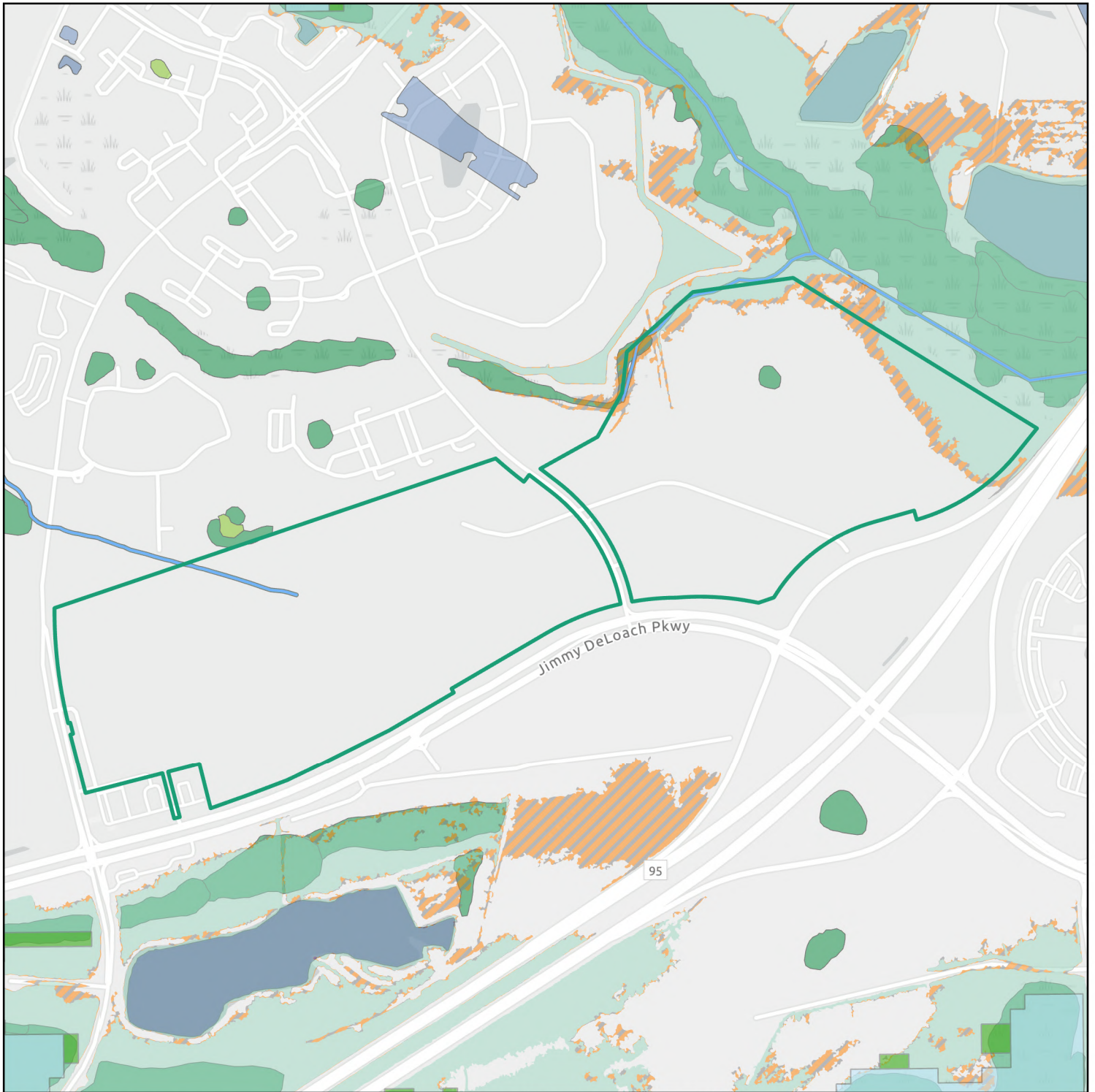
- Large Abandoned Structures or Sites



DRI #4253 - 1950 Benton Blvd. and 76 Highlands Blvd. LLC

County: Chatham

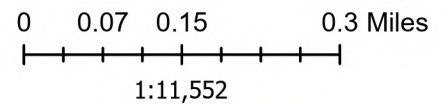
"Green Infrastructure Map"



Date Exported: 10/8/2024

Map Coordinates: 81.22293°W 32.16952°N

- | | | |
|---|--|-----------------------------------|
| Rivers | Sites | Freshwater Forested/Shrub Wetland |
| Green Infrastructure Class (Preferred Use, Updated Annually) | Flood Zone | Freshwater Pond |
| Green Infrastructure Class | X - 0.2 PCT Annual Chance Flood Hazard | Lake |
| Core | Wetlands | Riverine |
| Corridor | Freshwater Emergent Wetland | |
| Multi-Use Buffer Areas | | |



PROPERTY RECORD CARDS

Chatham County, GA

Summary

Parcel Number 21016 02067
Location Address HIGHLANDS BLVD
 SAVANNAH GA 31407
Legal Description TRACT 1B HIGHLANDS PARK SUB
Property Class C5 - Commercial Large Tracts
Neighborhood 10500.00 - J500 JIMMY DELOACH
Tax District (020) CITY OF SAVANNAH
Zoning PD
Acres 97.24
Homestead N
Exemptions

[View Map](#)

Owner

[1950 BENTON BLVD LLC](#)
 40 HARBOR PARK DR N
 PORT WASHINGTON NY 11050

Assessment

	2024 Certified	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	9000	9000	9000	9000	9000
Class	C5	C5	C5	C5	C5
+ Land Value	\$6,806,800	\$6,806,800	\$6,806,800	\$6,806,800	\$6,806,800
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Total Value	\$6,806,800	\$6,806,800	\$6,806,800	\$6,806,800	\$6,806,800
Assessed Value	\$2,722,720	\$2,722,720	\$2,722,720	\$2,722,720	\$2,722,720

Valuation Notice

[2024 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
VACANT COMMERCIAL 1	A	V1	4,235,774	97.2400	0

Total Acres:
 97.2400

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
9/24/2019	\$9,632,200		1733	672	Qualified	ALFA PROPERTIES INC	1950 BENTON BLVD LLC	
10/13/2006	\$11,000,000	WD	314W	0089	Qualified	TOLLESON LAND & TIMBER IN	ALFA PROPERTIES INC	
1/13/2006	\$10,500,000	WD	300N	0298	Qualified	FOXFIELD COMPANY	TOLESON LAND & TIMBER INC	
2/12/2003	\$0	WD	247D	0715	Unqualified	FOXFIELD CO & GODLEY STAT	FOXFIELD COMPANY	

Map

No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits, Photos.

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[Contact Us](#)

Chatham County, GA

Summary

Parcel Number 21016 01017
Location Address 410 JIMMY DELOACH PKWY
 SAVANNAH GA 31407
Legal Description PARCEL C-17 BEING A PORTION OF
Property Class C5 - Commercial Large Tracts
Neighborhood 10500.00 - J500 JIMMY DELOACH
Tax District (020) CITY OF SAVANNAH
Zoning PD
Acres 104.886
Homestead N
Exemptions

[View Map](#)



Owner

76 HIGHLANDS BLVD LLC
 40 HARBOR PARK DRIVE NORTH
 PORT WASHINGTON NY 11050

Assessment

	2024 Certified	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	9000	9000	9000	9000	9000
Class	C5	C5	C5	C5	C5
+ Land Value	\$8,443,300	\$8,443,300	\$8,443,300	\$8,276,900	\$4,831,700
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Total Value	\$8,443,300	\$8,443,300	\$8,443,300	\$8,276,900	\$4,831,700
Assessed Value	\$3,377,320	\$3,377,320	\$3,377,320	\$3,310,760	\$1,932,680

Valuation Notice

[2024 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
VACANT INDUSTRIAL 1	A	VI1	4,568,834	104.8860	0

Total Acres:
 104.8860

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
5/15/2019	\$9,217,390		1629	0185	Qualified	C-17, LLC	76 HIGHLANDS BLVD LLC	
1/1/2004	\$0	NA	267L	0515	Unqualified	THE ADWELL CORPORATION	C-17, LLC	
11/30/2001	\$4,000,000	WD	229I	0408	Qualified	INTERNATIONAL PAPER REALT	THE ADWELL CORPORATION	
6/18/2001	\$19,896,100	WD	223Z	662	Unqualified	U.C. REALTY CORP	INTERNATIONAL PAPER REALY	

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits.

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[Contact Us](#)

PUBLIC COMMENTS

Email received 10/23/2024 3:16 PM.

Subject: “City of Savannah Response to DRI #4253: 1950 Benton Blvd. and 76 Highlands Blvd - Chatham County”

Hello. Please find the City’s responses for this DRI project #4253 copied below which includes the responding department’s POC. I am also including GDOT’s response at Mr. Boyd’s request while working in conjunction with the city’s traffic civil engineer.

CITY OF SAVANNAH RESPONSES

GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT): The GDOT has reviewed the proposed conceptual layout and has the following comments: Please see attachment; GDOT requests a Traffic Impact Analysis to be performed at the intersections along SR 17 Conn (Jimmy Deloach); see intersections: 1, 2, 3, 4 and 5. If you should have any questions or concerns, please feel free to contact me.

dboyd@dot.ga.gov

SANITATION ADMINISTRATION: It’s highly likely that Sanitation will provide services in the residential areas.

Quhannah N. Andrews, M.I.T.
Senior Director, Sanitation
Department of Sanitation | Sanitation Administration Office
(: 912.651.6915

SAVANNAH FIRE DEPARTMENT:

- Any single-family home subdivision with 120+ units will require two separate and remote fire department access points per the International Fire Code, 2018 Edition as amended by the State of Georgia 120-3-3
- Any multifamily with 200+ units (if sprinkler system is installed) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition, Appendix D
- Any multifamily with 100 – 199 units (if not equipped with a sprinkler system) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition, Appendix D
- Any commercial or industrial development with structures over three stories or 30’ in height or 62,000SF or 124,000SF (with sprinkler system) will require two means of fire department access points per the International Fire Code, 2018 Edition, Appendix D

- All structures that are 30'0"+ will require one adjacent road to serve as an aerial access road per the International Fire Code, 2018 Edition, Appendix D
- Fire department access roads shall be a minimum clear width of 20'0" (including the roundabout) per the International Fire Code, 2018 Edition
- All proposed structures shall meet all applicable International Fire Codes, NFPA Codes, the State of Georgia Amendments 120-3-3, and City of Savannah Ordinances

Cheryl Mason
Fire Prevention Office
CMason@Savannahga.Gov
Phone: (912) 644-5960

STORMWATER MANAGEMENT:

- Concurrence should be received from all downstream municipalities
- A "No Rise" basins study with supporting calculations should be provided prior to approval

Tom Cawthon, PE CFM
Sr. Civil Engineer
Public Works and Water Resources
Tcawthon@savannahga.gov
Desk: 912.525.3100 x1939 / Mobile: 912.658.0301

WATER RESOURCES PLANNING & ENGINEERING DEPARTMENT: Concurs with the ability to serve this development, but anticipates a particularly high need, based on the proposed development's size and location, for (1) carefully coordinated on- and off-site infrastructure planning and (2) development timeline coordination between the City and the development engineer. This coordination will allow us to plan carefully for water, sewer, and stormwater management needs, ensure in-time capacity, and avoid negative impacts.

Shawn Rosenquist, Ph.D., P.E.
Senior Civil Engineer
Shawn.Rosenquist@Savannahga.gov
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Thank you.

With best regard

Cornelia M. Reed, M.A.

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Email received 10/24/2024 12:47 PM.

Subject: “Additional City of Savannah Response on behalf of GDOT DRI #4253: 1950 Benton Blvd. and 76 Highlands Blvd - Chatham County”

Hello Caity. In addition to the two (2) separate City of Savannah responses previously submitted, please include GDOT’s additional response and POC as copied below:

GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) ADDITIONAL COMMENT: Intersections 6 needs to be included in the traffic impact analysis and a hydrology study will be required as well, and as depicted in the attached “ALPHA and C-17 Illustrative Concept Plan.”

Donnie Boyd
District Traffic Operations Manager



District Five Traffic Operations
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Jesup, GA 31546
PH: 912.530.4395

Thank you.

With best regard

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October 24, 2024

Cornelia Reed
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RE: DRI# 4253: 1950 Benton Blvd. and 76 Highlands Blvd – Mixed Use

To Whom It May Concern:

The Planning and Urban Design department at the City of Savannah has reviewed our request for comments for DRI# 4253. This project is located on the north side of Jimmy DeLoach Parkway between Benton Boulevard and I-95. The project site is composed of two parcels. One parcel is on the west side of Highlands Boulevard, has address 1950 Benton Boulevard (PIN 21016 02067), and measures approximately 100 acres. The second parcel is on the east side of Highlands Boulevard, addressed as 76 Highlands Boulevard/410 Jimmy DeLoach Parkway (PIN 21016 01017), and is approximately 105 acres in area. The proposed development is light industrial and commercial on the western parcel and residential and commercial on the eastern parcel. The department has the following comments.

- **Future Land Use Map:** The Future Land Use Map designates 76 Highlands Boulevard for Commercial-Suburban development. This designation does not support the residential uses proposed on this parcel. It was applied to reflect the current zoning in the North Godley Station planned development (PD) which designated the parcel for Commercial/Retail development. The proposed rezoning should include a Future Land Use Map amendment to re-designate the residential areas of the site as Residential-General. The Future Land Use Map designates 1950 Benton Boulevard for a combination of Commercial-Suburban and Residential-General. The Commercial-Suburban area is roughly the two-thirds of the parcel closest to Jimmy DeLoach Parkway. The remaining third, on the north side of the parcel, is Residential-General. This is also intended to align with the North Godley Station PD, which divides the parcel into Commercial/Retail on the south and Public/Institutional on the north. The proposed rezoning should include a Future Land Use Map amendment to Commercial-Suburban for the proposed commercial area along Highlands Boulevard and Industry-Light for the proposed warehouse area on the western portion of this parcel.
- **Existing and Proposed Zoning:** The existing zoning of the project area is the North Godley Station PD. The PD applies to much of the surrounding area. The project site is designated primarily for Commercial/Retail in the PD with an area of Public/Institutional along the north side of 1950 Benton Boulevard. The general master plan for the PD does not provide additional details about what uses are permitted in the Commercial/Retail area. Historically, each tract in Godley Station has had a more detailed final master plan approved by the Planning Commission. The final master plans establish the specific uses to be permitted. Neither tract in the project site has a final master plan.

The zoning of the entire project site prior to the adoption of the current zoning ordinance, NewZO, in 2019 was PUD-C (Planned Unit Development-C). The PUD-C zoning refers to other PUD- districts as the basis for

permitted uses according to the designations in the general master plan. The Commercial/Retail designation of the master plan is generally interpreted to align with the PUD-B (Planned Unit Development-Business) zoning district. Permitted uses in PUD-B are set based on the classification of a site as a Neighborhood, Community, or Regional Center. The scale of the project site is large enough to be classified as a Regional Center. This classification allows all uses permitted in the B-N, B-C, B-G and B-H zoning from the old ordinance. The Public/Institutional designation of the master plan is interpreted to align with the PUD-IS (Planned Unit Development-Institutional) zoning district. This district has a set of permitted uses listed in Sec. 8-3039 of the old ordinance. The permitted uses are limited to office, medical, multi-family residential, and civic uses.

The existing zoning primarily supports commercial uses for 76 Highlands Boulevard and most of 1950 Benton Boulevard. A small area in the northwest portion of 1950 Benton Boulevard supports office, multi-family, and civic uses. The proposed zoning is not provided in the DRI review materials. The proposed warehouse/light industrial area should be zoned I-L (Light Industrial). The commercial areas should be zoned B-C (Community Business) due to their scale. Commercial areas adjacent to residential development at 76 Highlands Boulevard may be better suited to the B-N (Neighborhood Business) zoning.

If new zoning districts are approved in this way, then the new zoning would allow more industrial development and much less commercial development. Greater emphasis would be placed on housing at 76 Highlands Boulevard. This combination of uses is complementary and may foster more travel within the project area instead of travel to and from the project area. Additional housing units can offset the demonstrated demand in the region. Industrial zoning can support employment opportunities that are complementary to the commercial and residential uses.

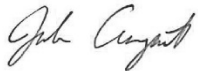
- **Transportation Networks:** The project area is heavily dependent on travel in private vehicles. Transit service is limited. Travel by bicycle or on foot is hindered by the predominance of major streets and long distances between destinations. The proposed project has the ability to increase the use and suitability of multi-modal transportation within the project area. Development of the project should include considerations for walking and cycling between the residential developments and the commercial area. Pedestrian crossings of Highlands Boulevard and Benton Boulevard should receive safety improvements. The project area may be an appropriate location for a “mobility hub” that facilitates transfers between transportation modes. Such a hub could include a park-and-ride for public transit as well as pick-up and drop-off locations for ridesharing services. Truck traffic should be routed appropriately through site design that directs cargo vehicles to Jimmy DeLoach Parkway. A new street connecting Benton Boulevard to Highlands Boulevard across the north side of the project area is highly recommended and should not allow truck traffic. This street should include pathways for non-motorized transportation and connect to improved pedestrian crossings of Benton Boulevard and Highlands Boulevard. Streets internal to the project, especially east of Highlands Boulevard, should be designed and have sufficient interconnectivity to foster safe and convenient non-motorized travel between residential and commercial areas.
- **Natural Features:** An area of the 100-year floodplain is present at the eastern edge of the project area. Floodplain impacts should be minimized and mitigated according to City of Savannah regulations. The project developer should consider shared stormwater control measures for the project to improve effectiveness and create efficiencies of scale. Additional greenscaping may be incorporated for aesthetic cohesion and

stormwater management benefits. Conservation of existing green space should be prioritized to supplement engineered stormwater solutions where possible.

- **Housing Supply:** The proposed project has the potential to increase housing supply by introducing zoning districts that increase the land area that can be dedicated to housing. A variety of housing is proposed that can serve a range of household incomes. Zoning districts should be applied which enable this variety of housing. The project developer should work with local affordable housing providers to identify possible partnerships for provision of below-market rate housing units. Transportation improvements should be coordinated with selected housing types to tailor multi-modal options to the likely user profiles of residents of the project. Housing types should also be economically accessible at income levels of the types of jobs likely to be created within the project area, particularly logistics, retail, food service, office, and personal services.
- **Economic Impact:** The project is anticipated to have a net positive economic impact for the region due to potential for job creation, business creation, and housing construction.

In general, the Planning and Urban Design department is in support of the proposed rezoning with the considerations listed above. Department staff are available to provide additional information about these items upon request. We appreciate your attention to the local context for this project.

Sincerely,



John Anagnost
Planning Manager

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FINAL REPORT**

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